

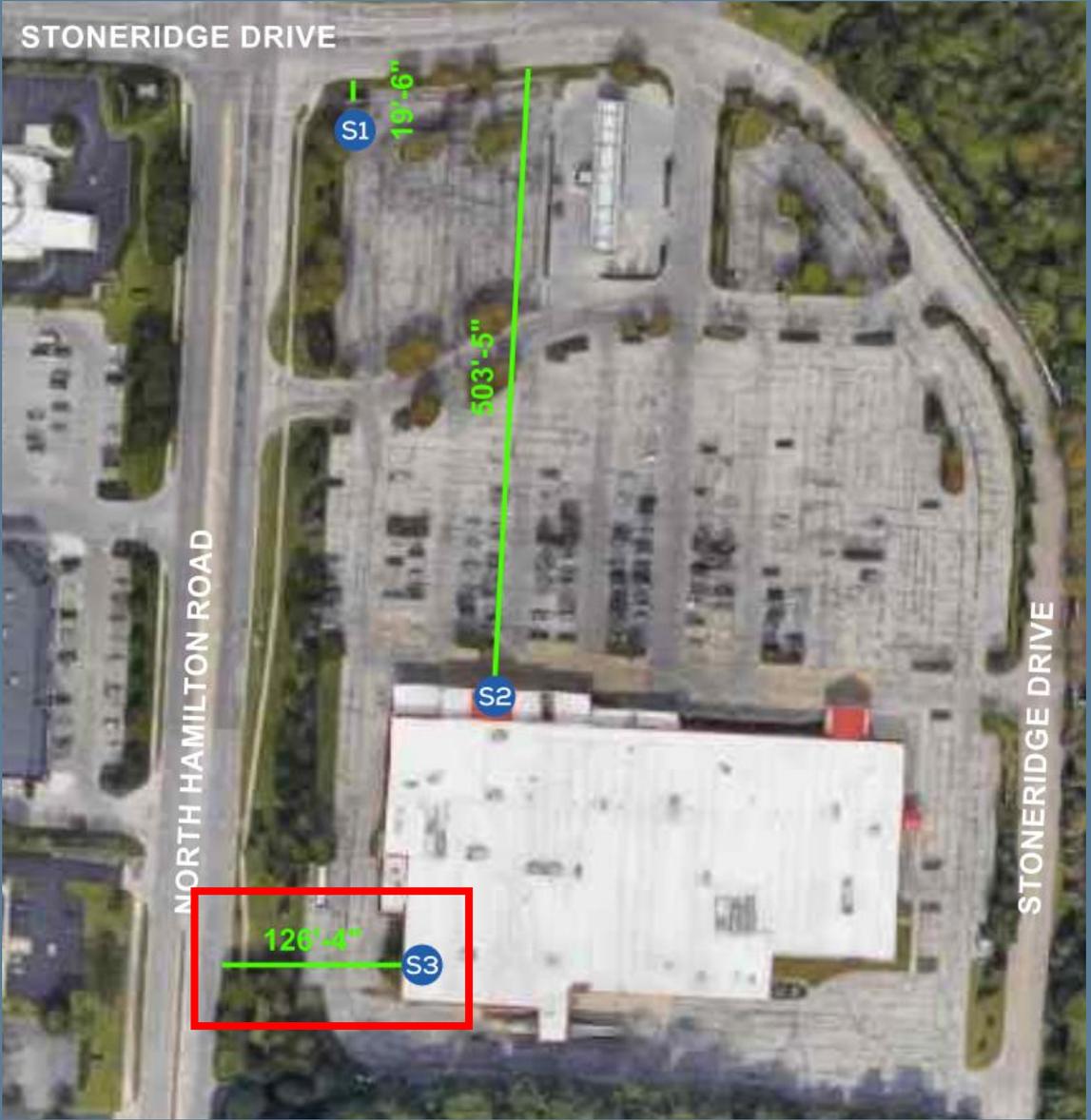
Request Summary

- Requesting approval of a variance for a new wall sign
 - Wall sign on west elevation is ~111 SF, Code only permits up to 50 SF
 - The existing sign on this elevation is ~188 SF, so proposed sign is 77 SF smaller
 - No other signage on west elevation
 - Proposed primary wall sign on north elevation is 283 SF is permitted due to variance approved in 2001
 - Existing sign is 300 SF
 - Code allows up to 400 SF of signage, but this site can exceed that due to 2001 variance
 - Total sign area before new signage: ~740 SF
 - Total sign area after new signage: ~645 SF

Request Summary

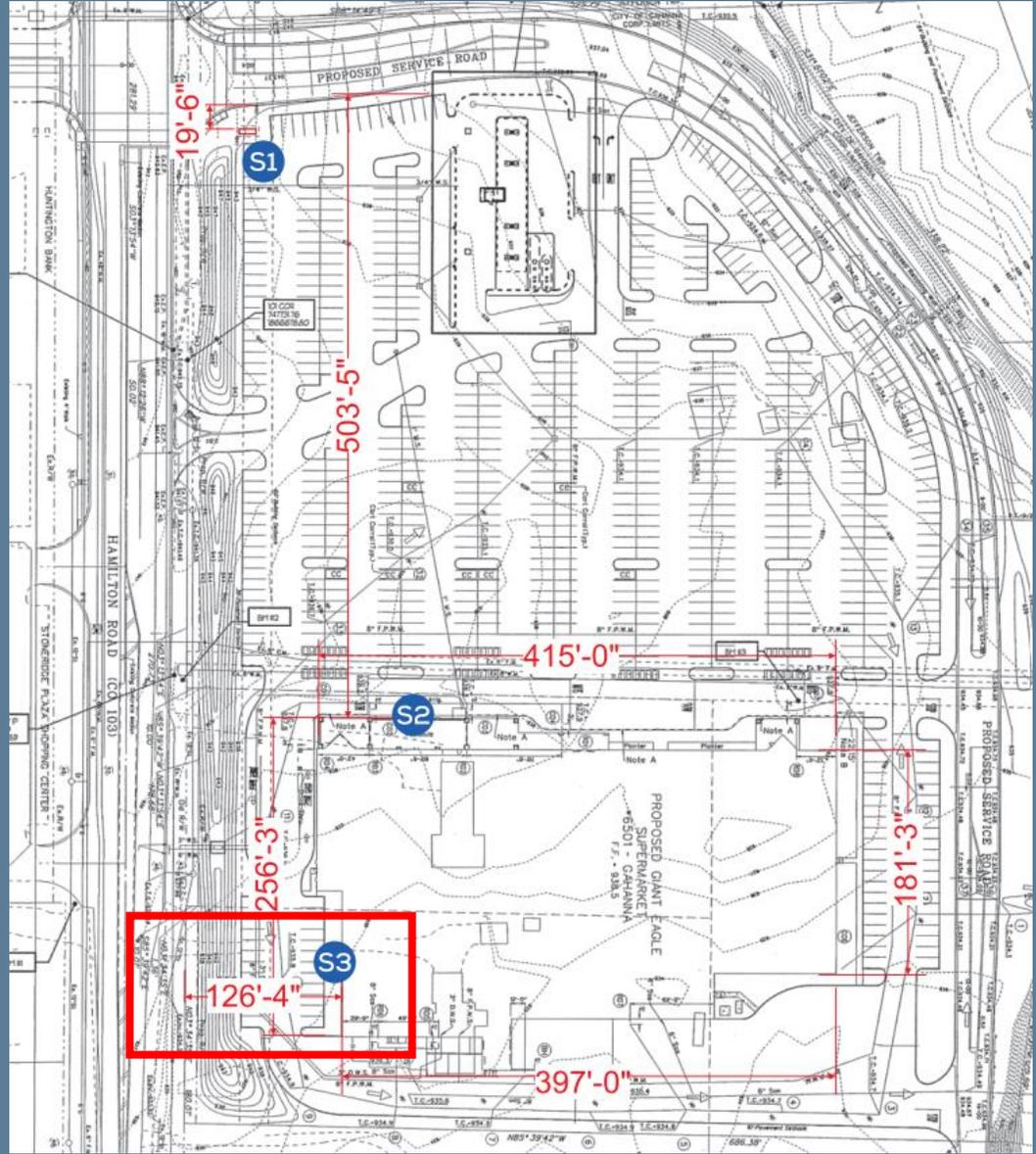
- 2001: Variance approved for wall signage larger than what Code permits
 - Included 300 SF main wall sign and 6 smaller wall signs
 - Did *NOT* include sign on west elevation
 - Either did not receive a permit or was permitted incorrectly
 - Construction of store began shortly after
- February 2025: Permit submitted for 2 wall signs and 1 monument sign
 - First time main signs are being replaced since 2001
 - Only the wall sign on the west elevation requires a variance since the other wall sign received a variance in 2001

STONERIDGE DRIVE



NORTH HAMILTON ROAD

STONERIDGE DRIVE

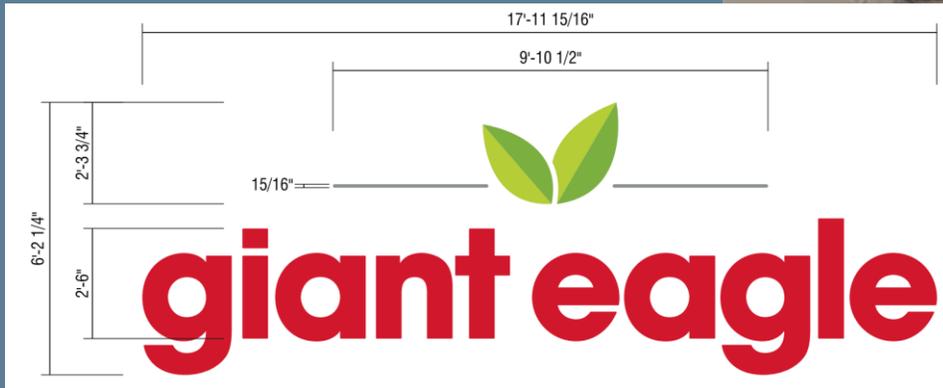




Existing sign



Proposed sign



Request Summary

- Requested Variance
 - Ch 1111.03 – Permanent Sign Standards
 - The maximum area per wall sign is 50 SF
 - The proposed sign is 111 SF

Request Summary

- **Variance Criteria**

- The variance is not likely to result in substantial damage to the essential character of the neighborhood
- The variance is not likely to result in damage to adjoining properties
- The variance is not likely to affect the delivery of government services
- The variance is not likely to result in environmental impacts greater than what is typical for other lots in the neighborhood
- The variance is necessary for the economical use of the property, and such economical use of the property cannot be achieved through another method
- The variance is not likely to undermine the objectives of the land use plan
- Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of land or structures
- The practical difficulty could be eliminated by some other method, even if the solution is less convenient or more costly to achieve

Request Summary

- Staff has no objection to the variance
 - The proposed signage will reduce the total amount of signage on the building and bring it closer to complying with Code
 - All other wall signs exceed Code requirements but are permitted due to 2001 variance, only the west sign was not included
 - There are mature trees between the west side of the building and the ROW
 - In February, Planning Commission voted to allow a 96 in tall sign for Kroger
 - There is no MSP for this site to allow for larger/more signage, unlike some other large groceries



Gahanna